150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

COSY COTTAGE GORGE AREA
Ideally located for the retired couple or young family, cosy 2-bedroom stucco bungalow. Nice living room with fireplace, cabinet kitchen with dining area. Attached garage. Beautiful garden lot with fruit trees. On sewer.
Full price $6900
To view call D. Munro, GR 7-1705 or office EV 5-8704.

PANORAMIC VIEW! NEW! NHA!
SEE THIS BEAUTIFUL NEW 3-BEDROOM HOME JUST BEING COMPLETED. FEATURING A CATHEDRAL ENTRANCE, VALANCES AND VANITY BATHROOM, FULL BASEMENT, AUTO OIL HEAT, ON SEWER AND CLOSE TO ALL CONVENIENCES.
Full price $14,300 with $2,900 down.
Also

EXCLUSIVE $1975 DOWN NHA! NEW! CLOSE IN! IMMEDIATE OCCUPANCY
SEE THIS BRAND NEW 3-BEDROOM HOME. FEATURES THROUGH HALL, LARGE L-SHAPED LIVING AND DINING ROOM, NICE KITCHEN WITH EATING AREA, VANITY IN BATHROOM, ROUGHED-IN RUMPUS ROOM IN FULL BASEMENT, AUTO-OIL HEAT, ON SEWER, CLOSE TO SCHOOLS, SHOPPING AND BUS.
FULL PRICE $13,575.
TO VIEW PLEASE CALL
LEN WARDLE — LOU MOILLIET
GR 7-3348 GR 9-2620
OFFICE, EV 5-8704

Let's Face Facts
This is a home that's priced to sell. High location, only 7 yrs old. Large landscaped lot with garden area and greenhouse. Immaculate inside and out. Full basement with drive-in garage. Living room with fireplace; electric cabinet kitchen with dining area; two bedrooms and 4-pc bathroom.
Full price is only $9700
Call now, J. Moore, EV 2-3646, EV 5-8704.

You Are Really Missing Something
If you do not look this house over—Magnificent sea and Olympic view. Built to owner's specifications, 2 yrs ago. There are 3 bedrooms plus den on the main floor, a lovely living room with attractive fireplace, a dining room, smart cabinet kitchen with bar and vanity-type bathroom. The full high basement has a full 4-room suite with separate entrance—living room with fireplace plus a concealed pull-down Murphy bed, 5-star kitchen. A smart 4-pc vanity-type bathroom and a full-size bedroom. Hardwood and lino tile floors. Remainder of basement contains rumpus room with fireplace, laundry room, auto oil heat. Set on a large lot well landscaped, secluded, fenced backyard with trees. A double carport rounds out this desirable property. Priced to sell at $25,950
NHA Terms.
Reasonable down payment.
C. Sinden, EV 3-3005;
D. Dowsley, EV 5-2393;
office EV 5-8704.

Easter Beauty
25 Wellington Street
A shining beauty located close to Beacon Hill Park and the sea. Over 1,200 sq. ft. of real living. A spacious central hall separates a comfortable living room and dining room divided by double French doors. Attractive outside wall fireplace, tiled hearth, large bright kitchen, ample cupboards and wired for electric. Two large bedrooms divided by 4-pce bath. All beautifully decorated. Closed stairwell leads to a gleaming fully panelled basement with laundry tubs and Oil-O-Matic furnace. Clear title. Real Holiday Value at only $14,700
Call Ken Jensen EV 5-8704 or Eves. GR 4-1973

Fairfield
Three-bedroom, family home, located on quiet street 2 blocks from the ocean. Large living room with fireplace, family size dining room and bright kitchen with glassed-in sun porch. Full basement and attached garage. Full price, with attractive terms only $8200

ALSO $1500 DOWN UP AND DOWN DUPLEX
Central location. Completely self-contained with separate entrances. Heated individually with oil. Spacious one-bedroom and two-bedroom suites.
Full price, only $8950
Call J. Moore EV 2-3646 or office EV 5-8704.

NHA 1 Year Old
3 bedrms and completed rumpus. Lovely mahog. wall living room with fireplace, lge kitchen many mahog. cabinets. Full D room on thru hall to spacious bedrooms, bath and storage. Oak floors throughout plus many extra features. F.C. basement, rumpus and utility and separate storage rooms. Dr-in garage, all fenced and landscaped. Located high in new home area near Lansdowne school, university and college. Selling at cost only $14,350
Large NHA Mtge at $88 PIT.
Call now for appt. to view.
J. Mann EV 5-3857 or Office EV 5-8704.

Lge. 2-Br. Home
Lovely basement suite high with terrific view, close in to the city, only 5 yrs old. Suite rented for $75 per mo., ideal for family on either floor. This modern home will sell fast.
Asking only $15,950
With terms you can handle.
Call J. Mann EV 5-3857 to view or Office EV 5-8704.

Secluded—High Quadra
Nice, quiet home with one and three-quarter acres, could be subdivided. Living room with fireplace, dining room, kitchen and dining area. Two bedrooms and bath (3-pce.) down, 2 large BRs upstairs. Two-car garage, rec. room, coal and wood hot-air furnace. Lovely family home, treed and lots of room.
B. J. Merchant, EV 5-2108

IMMACULATE RANCHER
No steps. Beautifully landscaped grounds. Close to bus and shops. 3 bedrooms, vanity bath. Most attractive living room with fireplace. All-electric kitchen, dinette, large utility and storage. Loads of cupboards. Oil heat. Drive-in garage. Full price $14,445. Mrs. Strodyk, EV 3-7174; res., EV 2-4653. E. N. Cabledu Ltd.

$11,800. ATTRACTIVE, SPARKLING white bungalow, on a quiet street in north Oak Bay. Ideal for retired couple, with practically no steps yet with basement and oil furnace. Garage and workshop combined. Easy garden. Low down payment and balance arranged to suit purchaser. Phone me anytime at EV 4-9527. S. Hargrave, Realtor.

HELP YOURSELF TO HEALTH. A grassy slope, country surroundings, nice view, fresh air, 3 mile circle. Modern 6-room home. All the nice features: corner windows, patio, smart kitchen, etc., etc., combined with comfort and attractiveness. Owner moving to larger home. Price $13,800. Particulars from Geo. Pethard, EV 2-8117 or eves., EV 3-1296. Newstead Realty Ltd., 766 Fort St.

ABOUT 1 ACRE WITH COTTAGE, garage or trailer. EV 2-9742.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"A MASTERPIECE IN PLANNING"
Invest $3,000 in happiness. Yes, that's all you need to buy this "Charming California stucco bungalow" 1,400 sq. ft. well designed for family living. "Extra Room" that means so much to busy parents. Three excellent bedrooms off thru hall. Well carpeted. Living room has attractive fireplace, full dining room, and cabinet kitchen with extra dining area. Hot-water oil heat. Drive-in garage. Nice garden. Dial MRS. WELLINGS to view, EV 5-6741 or GR 7-2769

"SPECIAL HOME TIPS"
AWARD HOME—New—move in TODAY. This is different. 1969 MODERN. See THIS, only $3,000 down. $89 P.I.T. Full price $14,200
WATERFRONT—SEA view, SECLUDED garden, 2 bedrooms, auto oil heat. TRULY a GRACIOUS home for $21,000
on easy terms.
OAK BAY—DUPLEX, 1 and 2 bedrooms, AUTO OIL heat. A carefree home with $85 revenue, only $5,000 down. Or could be 4-bedroom home with den. $8600
MRS. SIMPSON, EV 5-6741 or EV 5-5542.

"REVENUE ROUNDABOUT"
This property gives you $250 per month. Full price $14,950
$1,500 down.
CLARE VERBEEK, EV 5-6741 or GR 9-5460.

"OAK BAY"
This delightful 2-BEDROOM family home has a 25'x13' living room and fireplace, 13'x12' dining room, elec kit with separate breakfast nook. Drive-in garage. Grounds fully landscaped. Close to schools, shops, bus, etc. Quiet street.
Full price $12,750
Phone S. SPAVEN EV 5-6741 or EV 4-7013.

"SUBURBAN MODERN WITH EXTRA LOT"
Buy this 3-bedroom home in the 4-mile circle that features hot-water oil heat. Granite barbecue grill (excellent for smoking your own salmon) and secluded sun deck over garage (sun worshippers, please note). The low down payment is just the price of the lot, only $1,800. Pick up your phone and call AKSEL PETERSEN EV 5-6741 or EV 4-6571, and let's arrange to see it, and compare the value!

"3 YEARS NEW" ONLY $1000 DOWN
Lovely 3-bedroom bungalow on quiet street. Tastefully decorated. Over 1,100 sq. ft. of oak floors. Automatic oil. Floor covers, drapes, TV antenna. Car port with workshop. ONLY $1,000 down. Just like winning a sweepstake. Immediate possession. DOWN ONLY $1,000. With easy terms. No drive-by please. To see call SUZANNE HOBSON, EV 5-6741.

"BEEN LOOKING?"
In Oak Bay South, 1-year-old stucco bungalow with spacious rooms. Picture windows, 3 bedrooms, full high basement, roughed-in rumpus room, fireplace, roughed-in plumbing. Living room has mahogany wall and California sandstone fireplace. Adequate terms. Please call VERA PIPES, EV 5-6741 or GR 7-3532.

"REVENUE HOUSE"
Good location in city, 2 suites rented and one for owner, full basement, drive-in garage, suitable for 3 cars, spotless property for only $10,500
Terms considered. Call STAN ROZYLO anytime, my pleasure to show it. EV 5-6741 or EV 4-6104.

"NEED MORE ROOM?"
This may well be the answer to your problem. Smart stucco home with enclosed stairway leading to unfinished attic that with a little effort would provide two dandy EXTRA bedrooms making a total of FOUR. Full basement. Hot-water heating. Nestled in a setting of shrubbery and trees, this could be your pride and joy. You will be agreeably surprised at the price and terms. MAKE NO MISTAKE—BE SURE that you see this BEFORE you make a decision. Why pay MORE for LESS? Call DON BACON, EV 5-6741 or EV 4-0237.

"OAK BAY"
$2,500 DOWN
Large 3-bedroom bungalow 1,300 ft., ample closet space, cosy living room, modern kitchen, dinette space. In excellent location. Stoker heat. Bal. $85 per month.
GORGE $1,000 DOWN
Stucco 4-room bungalow, modernized with auto heat. Gas range, Bendix included. Good location, bal. at $75 per month. Please call TED CHARTRES EV 5-6741 or EV 3-5508.

"HIGH QUADRA" 3 BEDROOMS
A comfortable, good-looking home with 3 bedrooms and spacious living room. A large cabinet kitchen with dining area to seat a family. Extra room in basement. Good district close to schools and transportation. A pleasure to show.
Full price $10,500
$2,500 down.
Phone HARRY HOBSON at EV 2-7828, EV 5-6741, anytime.

"4 BEDROOMS"
CEDAR HILL-SHELBOURNE
Beautiful family home in top condition. Four bedrooms, living room, dining room, good family kitchen, full basement, hot-water heating.
Full price $9850
$3,500 down or trade in your present home as down payment. Eric A. Macfadyen, EV 5-6741, 24-hr. telephone service.

"JAMES BAY" $1000 DOWN
2 bedrooms and nursery or dressing room, living room and large cabinet kitchen—make this an ideal family home. Phone MRS. A. TURNER, EV 5-6741 anytime to view. Res., GR 8-2166.

"ILLNESS FORCES SALE"
Ladies' dress shop in well-settled area, must be sold. One person operation—over $9,000 stock. Over $9,200 sales 1958.
Asking price $8000
This is real value—please call MR. STRETCH at

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"MERRIMAN DR."
No imagination, there are 1,290 sq. ft. and only 3 years old. Fully landscaped, 62x116 lot. Built by a famous contractor with good reputation, 3 bedrooms, living room itself is a dream, nice dining room, large cabinet electric kitchen, and of course rec. room, drive-in garage, everything heated by best O-O-M package heat. Call STAN ROZYLO. Pleasure to show. EV 5-6741 or EV 4-6104.

"TRY $2000"
Down on this 2-bedroom cosy shining clean, full basement, 3-year-old cottage. Venetian blinds and drapes go with it also. A lovely little home for someone at a good buy. Phone H. BITTERMAN, EV 5-6741.

"$1500 DOWN"
You can't beat this 3-bedroom house, older of course but ideal for family. Quiet street and lovely area. Full price $8600
Particulars on request, VERA PIPES EV 5-6741, GR 7-3532.

"$1000 DOWN" TWO BATHS
Here are 2 homes that are ideal for the larger family. One has 4 BEDROOMS AND 2 BATHS. The other has 6 BEDROOMS AND 2 BATHS. Both of these homes are exceptionally good, well constructed on full basements. For an immediate appointment to view call BILL HODGSON, EV 5-6741 anytime, or res. EV 5-8563. Full price only $7,500 and $7,950.

"EASTER SPECIAL"
Wonderful opportunity to purchase an O-O-M-heated home, near bus and schools. 5 rooms and full basement with city location. Only $900 down.
Full price $7900
Call at once, or you'll be disappointed.
MRS. JOHNSTON, EV 5-6741, res. EV 2-5855.

"ONLY A FEW STEPS TO LAKE"
Bright and cheery bungalow with basement, 2 bedrooms, spacious family kitchen, wired for range. Living room and dining room, fireplace. This is a really lovely place, close to transportation and schools. IMMEDIATE POSSESSION. Good-size lot.
Full price $7750
easy terms.
Phone HARRY HOBSON at EV 5-6741 anytime.

"VICTORIA WEST"
2-BEDROOM HOME
Convenient to shop and transportation. Cabinet electric kitchen, utility. Partial basement with new automatic oil hot air furnace. Comfortable and warm. No steps. Terms can be arranged.
Full price $7500
Call FORD McBRATNEY EV 5-6741 or EV 3-0429.

"REDUCED PRICE"
Owner has to leave town—reduced price for quick sale, this lovely stucco bunglow consists of 2 bedrooms, cosy living room, fireplace, large kitchen, attached drive-in garage, young fruit trees and lovely small garden. All the house fully insulated. Only 11 years old, for only $6900
Or near reasonable offers.
Call STAN ROZYLO, EV 5-6741 or EV 4-6104 any time.

"$1000 DOWN"
You will seldom be offered a duplex opportunity such as this. Separate baths, meters and heat are features usually found only in more expensive properties. Located near Jubilee Hospital on a street that assures rising values. See this immediately by phoning MRS. E. HARVEY at EV 5-6741 or EV 5-4368 eves.
Full price only $6950

"STOP!"
Hurry, brand new house for sale immediately. Yours for $2,000 down.
Full price $6700
It's a whizz—it's a snap. It's yours if you ring now. K. J. WILLIAMS, EV 5-6741 or GR 8-3718.

"GOYETTE ROAD ROYAL OAK"
Well-treed lot, $200 down, full price $1,050. Monthly payments of $25 at 5%. CLARE VERBEEK, EV 5-6741 or GR 9-5460.

"$1498 DOWN"
And only $67 per month buys you this nice 3-bedroom home. Clean high Quadra district, big yard. Call H. BITTERMAN, EV 5-6741.

"WANTED"
1 or 2 acres with house in Langford. Call DORIS ADAMS, EV 5-6741 or GR 8-3294.

WHO EVER HEARD OF
A HOME—Smart, well planned
—Lovely living room with fireplace
—Cab elec kitchen, dining room
—Two large bedrooms
—4-piece bath
—O-O-M heat
A SUITE—Fully self-contained
—3 rooms
—Rents for $65
OPPORTUNITY—Property consists
—of 3 excellent lots
—Machine shop
—Two large greenhouses
—On sewer
—Five minutes from town
Asking only $13,500
($2,500 D.P.)
For further information please call Tom Gibbs at EV 5-6741 anytime.
Northwestern Securities of Victoria Ltd.

FOR A QUICK SALE
Walking distance to town, 2-bedroom home, extra room in full basement, drive-in garage. Full price $9,950, $5,000 down, balance at $60 per mo. including taxes. For further particulars please phone Alex MacLean, EV 3-9843 or res., EV 3-7243. Fraser Biscoe, 750 Pandora Ave.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr. Co. Ltd. Ph. EV 5-5614

NEW NHA, CARNARVON ST., completion 6 weeks. 1,100 sq. ft. Three bedrooms, full basement. Patterson-built. No agents. EV 2-2521, residence EV 4-7826.

FOR SALE—STUCCOED 4-ROOMED house. Separate garage; lot fenced. Phone GR 8-3863 after 6 p.m.

P. R. BROWN
& Sons Ltd. — Est. 1909
1112 Broad St. Phone EV 5-3435

WHO ME?
The Easter Bunny!
NO, BUT LISTEN EASTER'S
DESIRABLE BUYS
1736 TAYLOR: 6 rm modern bung. 3 bedrms, LR 21x16 with FP, DR 9x10, elec kitchen with hood and exhaust vent over stove. FC bsmt with a finished bedrm. O-O-M heating. A good family home, close to schools and shops. $3,500 down.
FULL PRICE $15,800
1072 MARIGOLD: 13 yr old, 2-bedrm bung, LR 22x15 with FP, birch parquet floors. Lge cab. elec kitchen. FC bsmt with nicely finished rm with FP. W-C furnace with thermostat control blower. Dr-in garage. $2,300 down, bal at $70 per month.
FULL PRICE $10,900
Drive by these EXCLUSIVE LISTINGS but please do not disturb the owners. Phone Ross Weber EV 5-5433 or A. Marion EV 2-0697 or Office EV 5-3435 for further particulars or appt. to view.

GORGE RD.
EXCELLENT VIEW
Vacant Possession
3 BEDRM BUNG
BSMT OIL HEAT
Lovely modern stucco bungalow, only 10 yrs old, approx. 1,400 sq. ft. Unobstructed views, use of Gorge Water frontage. Picture windows in 28x15 LR, fireplace, combined DR, through-hall plan, HW floors, coved ceilings, stucco plaster, cab kit. Wired, also gas elec HW unit, unfinished rumpus room, FP in bsmt, tubs, auto oil heating. Attached garage. Excellent value.
FULL PRICE $13,800
Full particulars, terms, financing, etc., please call Mr. Houston at EV 5-3435, res. EV 5-6476.
EXCLUSIVE

5-RM BUNG, BSMT
Close to Monterey School
Modern, spacious, spotless condition. Full-cut oak floors, ent hall and through hall, lovely LR, fireplace, French doors into full DR. 3 large bedrms, elec cab kit, dining space; hot-air oil heating; separate garage. Must be seen to be appreciated. $3,950 will handle.
FULL PRICE $12,950
EXCLUSIVE
MR. HOUSTON
EV 5-3435, RES., EV 5-6476

MOUNT VIEW
Why worry about spring cleaning. This lovely home is spotless. Living room 18x14, fireplace. Kitchen cab. elec and dining area. 2 lge bedrms. 4-pce bathroom. Oak floors, bsmt full and high, oil heat. HW, elec. drive-in garage. Exterior stucco. Duroid roof. This property is on sewer and well landscaped.
Price $10,850
$3,000 down. For particulars call Mr. Marion, EV 2-0697 or Mr. Weber EV 5-5433.

Exclusive
5-RM BUNGALOW
2-Mi. Circle Burnside
Ideal for retired couple, or small family. A spotless little home. Comprises 2 bedrms, living room, dining room, cab kitchen, 3-pc bathroom nicely tiled, full basement hot-air piped heating. Also range in kitchen included. Venetian blinds. Separate garage. Nicely fenced lot, fruit trees and lawn. Full price $6500
for quick sale only
Call Mr. Houston now, EV 5-3435; res. EV 5-6476

SARDINIA, ITALY
RESIDENT
says sell my house situated at 1530 Edgeware Road. Must be sold immediately. Price to include oil range. C.M.H.C. construction, stucco exterior, taxes $111.36. YOU PAY $3,700 cash and assume A-8 of approx. $2,800, payable $30 per month, P.I.T.I., at 4½%. Do not disturb tenants.
Price only $6500
Please phone R. E. Hills, EV 5-3435, Res. EV 3-6918

NEW DE LUXE BUNGALOW
3118 DAVIN ROAD
FIVE ROOMS, through hall plan. Mahogany panelling, many extras too numerous to mention. LR with FP, HW floors, full basement, drive-in garage and rumpus room to be completed. Basement all finished in Gyproc. Fully insulated. Copper electric HW tank. O-O-M AC heating. Phone R. E. Hills, EV 5-3435, Res. EV 3-6918.

$2000 DOWN LANDSCAPED
Well laid-out 4-year-old six-room home. All rooms spacious with oak floors. Full basement. Blacktop drive to garage. Lawns, fruit trees and rockeries. Save hard work and expense here. Garden all ready.
Full price $12,600
Phone Ross Hartnell, EV 5-3435 Res., EV 2-9672

C.N. Montague
CO. LTD.
1028 Blanshard at Fort EV 4-9318

CHARMING 3-bedrm. split level
TRY $3500 DOWN
Brand new 2-tone stucco, situated on a quiet street near Colwood Golf Club. Attractive entrance hall, up 3 steps to gracious LR, FP, hwd floors. Extremely smart kit, dining area. W 220, utility. Lge closets, drive-in garage. Oil-O-Matic. 3-bedrm homes are scarce in this desirable location. See it now before it's too late.
Asking price $14,200
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.

LOVELY SETTING
Choice 3-bedrm stucco bung. L-shape LR and DR, hardwood throughout. Full bsmnt, oil heat. High location, 3-mile circle with fine open view in the Bienkinsop-Cedar Hill area. Large lot, oak trees. Price (reasonable offers considered) $14,600
Call B. E. Porritt, EV 4-9318, EV 4-6193.

REVENUE PLUS HOME, 1½ YRS old, in new district, close to beach and golf course. For particulars phone EV 5-2715. No agents, please.

TRANSFERRED, SALE BY OWNER. Close in. NHA, cash to mortgage approximately $3,200. Phone EV 2-6311.

FAIRFIELD, 2-BEDROOM BUNGALOW, Oil-O-Matic, basement, garage, corner. Owner, clear. EV 3-6327.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, you need agents. GR 8-1779, Langford.

WATERFRONT
Quality modern home, many features. 946 Forshaw Road.

WESTERN
HOMES LTD.
611 YATES STREET

VALUE
Yes, there is real value in this contemporary split-level rancher. Situated in Greenridge Cres. with lovely view. 2½ yrs old with 6 spacious rooms on the main level PLUS A 3-ROOM FAMILY SUITE WITH SEPARATE PLUMBING AND PRIVATE ENTRANCE ON THE LOWER LEVEL. Lot is 80x149, completely landscaped. Large cement patio, trees, shrubs, fish pools, etc. Taxes $229. Large 5% NHA mortgage. Truly value packed.
Price $18,990
For appointment please call Roy McGillivray, EV 2-2157; eves. GR 9-1804.

"DUPLEX PLUS" "ESQUIMALT" "RED HOT"
Owner leaving for prairies and will give almost immediate possession of this legal duplex consisting of two 4½-room suites with bathrooms plus another 2½-room suite with bathroom. However the small suite is non-conforming as this home is only zoned for duplexing—but it would be ideal for members of the family who possibly would like to live together yet would like to have a certain amount of privacy. The price is low because the owner wants cash to the mortgage and it does need some decorating in the upstairs rooms. The two main suites are in good condition, 2 electric stoves are included. Each suite consists of living room, kitchen and large dining space, 2 good bedrooms and bathroom, separate meters, separate entrances. Never a vacancy. Both suites are always rented at $60 and $65 per month. New wiring and switch boxes, new automatic electric hot water tank. Hot air piped furnace, laundry trays; lot 60'x117' all fenced, good soil. Low taxes, estimated taxes for 1959 approx. $130 which allows for new street improvements. South of Esquimalt Road very near to the ocean, partial water view. This is a dandy for anybody who is handy with a paint brush.
Price $9700
Roy Smith, GR 7-3549, office EV 2-2157.

NHA
AS LOW AS $1000 DOWN
NO EXTRAS
HIGH LAKE HILL
DRIVE BY CAMROSE AND MAPLEWOOD—LOOK FOR OUR SIGN. ALL LOTS ON SEWER, PARKLIKE SETTING . . . 3 HOMES UNDER CONSTRUCTION. 2 MILES FROM CITY CENTRE, ONLY 13 LOTS LEFT. FOR ADDITIONAL INFORMATION PLEASE CALL HOWARD BLAKE, EV 2-2157; RESIDENCE EV 2-6719.

DRIVE BY 1554 DESPARD
This beautiful 8-room home consists of approx. 2,500 sq. ft. Lot size 212x100. Clear title. MAIN FLOOR: Thru hall, 10x13, LR 15x20, DR 14x13, Den 9x14, No. 1 oak floors, an elaborate American stainless steel white enamel kitchen, 13x31. Arcadia sliding door into DR, balcony, rec. or game room 23x15 and powder room. 2ND FLOOR: 3 bedrooms with 3-pce bath off of master bedrm, also extra 4-pce bath. GROUNDS: Fish pools, natural rock garden, underground sprinkler system, concrete patio, one of the most spectacular views in Victoria.
Full price $32,200
With terms. Please do not disturb owners. Seen by appointment only.
Howard Blake, EV 2-2157, Res. EV 2-6719.

HENDERSON ROAD OAK BAY RANCHER
This delightful home in an exclusive location combines gracious living with economical buying. It has 6 beautiful rooms plus finished rumpus room. All rooms are spacious and well planned with oak floors throughout. High-grade tiled kitchen with layout for all appliances, plus nook. The basement contains one of the best oil heating units. The whole floor is completely tiled. Mahogany panelled rumpus room with fireplace. Grounds are landscaped with many shrubs. Cement patio in rear. This home is practically new and has all the charm, convenience and simple dignity of the familiar ranch style, in a restful setting on an exclusive street only one block from the new Uplands Elementary School. Shown by appointment only. M.L. No. 7107.
FULL PRICE $21,750
With $7,500 down, balance easy. Phone George Clark, EV 2-2157, Res. EV 2-3453.

DRIVE BY 860 ROYAL OAK AVENUE QUALITY HOME PANORAMIC VIEW
This tri-level rancher is the ultimate in design and construction, 2 years old. The upper level has 6 large rooms with a view from every window, also large sundeck complete with awning. Lower level comprises large finished rumpus (IDEAL ACCOMMODATION FOR HOUSEKEEPER), 2-pce bath, large finished playroom with full view windows. The lot is large, 120x220. Taxes $232. SEE THIS HOME WITH ITS MANY OUTSTANDING FEATURES. IT IS TRULY REAL VALUE. MORTGAGE OF $11,500 AT 5¼% IS AVAILABLE. FULL PRICE $23,500
For appointment please call Roy McGillivray, EV 2-2157 or GR 9-1804

VALUE
Yes, there is real value in this contemporary split-level rancher. Situated in Greenridge Cres. with lovely view. 2½ yrs old with 6 spacious rooms on the main level PLUS A 3-ROOM FAMILY SUITE WITH SEPARATE PLUMBING AND PRIVATE ENTRANCE ON THE LOWER LEVEL. Lot is 80x149, completely landscaped. Large cement patio, trees, shrubs, fishpools, etc. Taxes $239. Large 5% NHA mortgage. Truly value packed.
Price $18,990
For appointment please call Roy McGillivray, EV 2-2157; Eves., GR 9-1804

BRAND NEW
OVER 1,400 SQUARE FEET OF BEAUTIFULLY FINISHED THREE-BEDROOM HOME
Close in. (There isn't a small, useless room in the house). Spacious living room and dining room with fireplace, convenient, well-planned cabinet electric kitchen, lovely 4-piece colored bathroom, Oil-O-Matic heat, full high basement, rumpus space, extra toilet, vast drive-in garage. Asking only (on terms) $15,900
To view, please call Wally Wood at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

BUS AND STORE ALMOST AT your door if you buy this new compact 2-bedroom home. Insulation is above standard throughout and has electric heating. Garden has many varities of flowers, etc. Priced at $9,850 with terms. To view at 3464 Cadmet contact owner, N. Liberto at EV 3-7314.

CITY, THREE SELF-CONTAINED suites, Oil-O-Matic heat, excellent condition throughout. Monthly revenue $210. A snap at $12,950, with terms. Len Wright, GR 7-1658, Robert Mitchell EV 3-4473, Harry Foster Limited.

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

UNDERPRICED
You owe it to yourself to inspect this 3-yr-old bungalow at Royal Oak. All the beautiful and charming features to please a house-proud lady, plus the quality and value to appeal to her business-like husband. Large 5% mortgage, at $70 P.I.T. Six large rooms plus utility, store room and 2-car garage. Owner transferred. OFFERS INVITED $17,200
Mr. Love, EV 4-8124;
Res. EV 4-6056

IN EASTER PARADE
THIS PROUD new home is worthy of an Easter inspection. Ideally situated on a large lot with sea views. Quiet, paved street with all hearing, quality homes, but not a subdivision. Stores and schools are close by. If you are a two-car family there is plenty of room to add on to the carport. Just a short walk to one of our finest beaches. The home features large living room, dining area, bright kitchen with large nook, 4-pc bath with vanity; three good bedrooms. Full cement basement. See it soon. C.T.M.
Full price $16,750
Phone E. K. Lane, EV 4-8124; res. EV 2-5862.

WATERFRONT Semi-Private Beach Good Boat Mooring
This is definitely the most attractive waterfront property at present available. Consists of a Tudor-type, stucco, 3-bedroom bungalow with dining room, modern kitchen, rumpus room with fireplace, large sun room. Automatic oil hot-water heat. Approximately 2 acres in lawn, orchard and small fruits. Easy access to beach. Very private. Price $29,500
Clear title. Price
Jack Middleton, GR 9-4327, eves.
Jack Brown, EV 4-4976,
Office, EV 4-8124.

ROCKLAND Refinement in Detail
Inevitably, a new home in the Rockland area must appreciate in value. We offer such a home which has been occupied for only a short time, and is for sale due to special circumstances. This is a perfect home for a small, mature family, ideally located and of a standard of workmanship well above average $15,500
Existing mortgage approx. $11,000 at $93 monthly P.I.T.
EV 4-8124, Mr. Simpson;
res. EV 5-7369.

DRIVE BY 1789 Cedar Hill X Rd.
Do Not Disturb Owners
COUNTRY HOME MAGNIFICENT VIEW
LARGE LIVING ROOM, SUN ROOM, LARGE DINING ROOM, 3 BEDROOMS, 2 BATHROOMS, ONE ACRE OF LAND, LARGE GARAGE, OIL HEAT $18,000
TERMS. EXCLUSIVE CONTRACT.
MR. HEPBURN, EV 4-8124;
RES. EV 3-7039.

OAK BAY DUPLEX
6-ROOM SUITE. Two bathrooms plus 3-room and bath rented at $65. View from all windows. High and dry. $5,000 will handle. Full Price $19,950
only
Jack Brown EV 4-4976, Jack Middleton GR 9-4327. Office Phone EV 4-8124.

BRENTVIEW SUBDIVISION Sea View Property
We suggest you drive by this delightful area and pick your lot before they are all taken. Only three lots left out of 20. 75' frontage by 140' deep, all cleared, no stumps or rocks, good drainage. Light, water and phone available. Located on Verdier Avenue (on your way to the ferry). LAST THREE LOTS, ONLY ..... $1000 each. Terms arranged. NHA possibilities. EXCLUSIVE. W. Woodley, EV 4-8124, res. EV 4-3916.

$1000 DOWN (OR OFFER)
Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price $7950
D. E. Wilkinson, EV 4-8124, res. GR 5-2610

$15,500
Delightful English cottage style, two-bedroom home in the Gordon Head area. This overlooks the straits and has a marvelous unobstructed view. Good-sized living room with fireplace, den, dining area. Modern cabinet kitchen and two good-sized bedrooms. Large utility and workshop and double garage. Oak floors throughout. Hot-water heat. Beautifully planted and landscaped $15,500
Mrs. Kirkpatrick, EV 4-8124, res. GR 4-1972

CALL OUR NHA DEPARTMENT
for a discussion of the possibilities of trading your equity in present home or property on a new NHA home. Arrangements can be made to enable you to move into your newly built home on its completion, from your present home in one move. We will welcome your inquiry so call now. EV 4-8124. Ask for NHA Dept. or eves. Jack Middleton GR 9-4327.

PRIVATE WATERFRONT ADMIRALS BUNGALOW
You can be a do-it-yourself admiral with this private waterfront bungalow, situated on a secluded ¾ of an acre with 335 feet of private shoreline. This home has 15 ft. living room and dining room, two bedrooms and kitchen, full basement and Oil-O-Matic Furnace. This location affords privacy, seclusion, outdoor living, swimming, safe, sheltered boat anchorage and fishing. A really beautiful spot.
Price $16,000
Phone J. B. Law, GR 9-3251 holidays, EV 4-8124 office.

FIVE-ROOM RENOVATED HOME, situated on a nice, quiet street, close to Beacon Hill Park and the sea. Well worth seeing. Bargain priced on terms at only $5,950. Call George Chan at EV 5-6741 or EV 2-9416 for appointments to view at anytime. Northwestern Securities of Victoria Ltd.

BIG HOUSE, SMALL CASH PAYment. Living-dining room 36' long; 2 bathrooms; 6 bedrooms. 4-mile circle. On large lot. The perfect property for the man with 8 kids, 2 dogs and a goat. Unbelievable low price of $7,500. The hottest deal in town. Don Bacon, EV 5-6741, Northwestern Securities of Victoria Ltd.

$30,500 — DE LUXE 5-ROOM bungalow built in 1954, with broadloom and Venetian blinds, artistic recreation room, extra plumbing, utility room, 2-car garage. Sea view on Nottingham scenic bus route. EV 5-5121. No agents. Will exchange for 6 rooms, 2 baths, double garage, recreation room, or 7 rooms, in Uplands.

CLOSE IN, 5-ROOM BUNGALOW. Views. Full bsmt. High grounds. Good terms at $8,250. Call Mr. Cox of Swinertons, EV 3-7181; res. EV 3-3184.

FAIRFIELD — STUCCO SEMI-BUNgalow, 4 bedrooms, basement, oil heat; close to park, beach, bus. EV 3-5735. No agents.

B.C. LAND
& Investment Agency Ltd.
96 Years in Real Estate.

OAK BAY LANSDOWNE PARK NEW—APPEALING
3355 Gibbs Road, lovely new three-bedroom bungalow in a choice setting on a quiet street. Features: Entrance and through hall, pleasant living room with raised hearth fireplace and mahogany wall, dining room with glass doors leading to large SUN DECK, electric cabinet kitchen with breakfast area and laundry facilities, 3 bedrooms and a two-piece washroom with vanity and a four-pc bath with vanity. Open stairway with wrought iron railings to a full above-ground cement basement with fireplace and roughed-in rumpus room and roughed-in plumbing. Also space for one or two extra rooms. Large attached carport. Outstanding value. Approximately $7,000 down to approved purchaser. Exclusive listing. Price $22,600
For appointment to view call Mr. Hope, EV 4-4115 anytime.

GORGE (Exclusive) $2500 DOWN HIGH LOCATION
Drive by this modern, stucco bungalow at 236 MADDOCK. Consists of living room, large separate dining room with good oak floors, two bedrooms on ground floor and one in high high basement, 4-pc bathroom, electric kitchen with dining space. New package oil HA furnace, drive-in garage. This home is priced to sell at $10,500
Call Mr. J. Mackenzie, EV 4-4115 anytime

MT. DOUGLAS AREA 4157 GLENDENNING $3500 DOWN TWO BEDROOMS NO STEPS, SECLUSION
Situated on nearly an acre of treed land. Living room has large attractive fireplace, cabinet kitchen with large dining area, utility room, 4-pce bathroom with vanity. Package HA oil heat, carport.
Price $13,700
Exclusive Listing
Call Mr. J. Mackenzie, EV 4-4115 anytime.

VIEW PROPERTIES YOUR CHOICE
1. Right an Brentwood Bay with your own dock and mooring. A spacious modern 3-bedroom home (or duplex) commanding a delightful view of sea and mountains through large picture windows. Elec kitchen, HW oil heat, double plumbing and double carport.
Full price $18,900
with very reasonable terms.
2. A delightful English-style home in quiet surroundings with charming view of the Gorge. This home is immaculate and a pleasure to see. The main floor has ultra-modern kitchen and dining area. Spacious living room with magnificent view, two large bedrooms and 4-piece bath. Concealed stair leads to large room which would make more bedrooms or games room. Full basement with fireplace for rumpus room. HW oil heat and double separate garage. A perfect home for those wishing quiet and beauty.
Full price $21,700
with attractive terms. To view these properties please call Allan McGillivray at EV 4-4115 anytime.

GORDON HEAD EXCLUSIVE—NEW TRY $4000 DOWN
Fine sea views, this beautifully-located home consists of living room, dining room, three bedrooms, cabinet kitchen with dining nook and 4-pc bathroom. Full high basement, oil HA heat. Double garage. Your inquiries invited.
Price .....